

BAR Meeting  
September 14, 2011

**ISSUE:** Permit to Demolish/Request for Alterations

**APPLICANT:** American Day School by Masood Amintinat

**LOCATION:** 1108/1112 Oronoco Street

**ZONE:** CSL/ Commercial service low zone

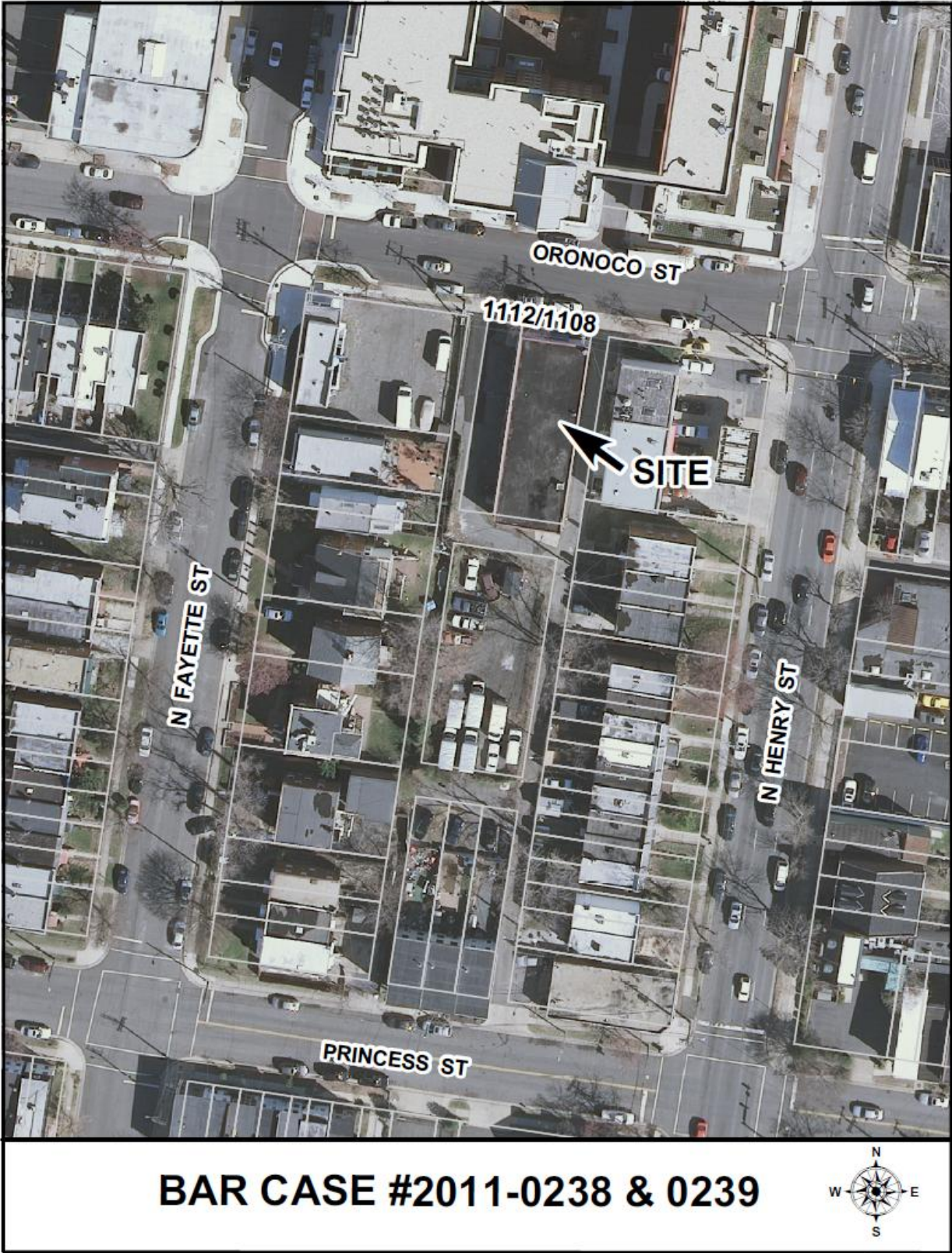
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**STAFF RECOMMENDATION:** Staff recommends approval of the Permit to Demolish and the Certificate of Appropriateness with the following conditions:

1. That the fence be constructed of wood or a solid, millable and paintable material such as fiber-cement or PVC;
2. That that the awning is anchored to the masonry building through the mortar joints;
3. That all of the hollow metal flush doors are painted to match the exterior wall surface;
4. That the Board grant a waiver of rooftop screening, with the condition that Staff work with the applicant in the field to place the HVAC unit in the least visible location on the southern portion of the roof.

**\*\*EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of final approval if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

**\*\*BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including siding or roofing over 100 square feet, windows and signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.



Note: Staff coupled the reports for BAR #2011-0238 (Permit to Demolish) and BAR #2011-0239 (Certificate of Appropriateness) for clarity and brevity. This item requires a roll call vote.

## **I. ISSUE:**

The applicant is requesting a Permit to Demolish in order to:

- construct 5 new door openings
  - 2 double storefront doors on the west elevation
  - 3 hollow metal flush doors on the east elevation
- construct 1 new window opening on the west elevation
- fill in 1 window opening on the east elevation (currently covered in metal) and 1 overhead door on the south elevation with CMU block to match the existing wall surface.

The applicant is requesting a Certificate of Appropriateness in order to:

- construct a 6 foot high solid, white, composite fence on the west side of the building
- install one new awning on the west elevation and replace the fabric on all awnings so that it is consistent (no signage)
- replace 4 windows (3 of which are currently covered in metal)
- replace 1 existing hollow metal flush door, in kind
- relocate the electric and gas meters to the exterior (south elevation)
- relocate the HVAC unit on the roof from the north to the south

## **II. HISTORY:**

The one-bay, one-story commercial building at 1108 Oronoco Street was constructed in **1952**. It is faced with brick on the north façade and concrete block on the remaining elevations. A brick parapet conceals the flat roof. The building is extremely simple in style, with no character-defining features. 1112 Oronoco is a parking lot with no building occupying it.

No BAR approvals were located for this address.

The Uptown/Parker-Gray National Register Historic District lists this as a contributing resource.

## **III. ANALYSIS:**

The proposed project complies with Zoning Ordinance regulations.

### **Permit to Demolish**

In considering a Permit to Demolish, the Board must consider the following criteria set forth in the Zoning Ordinance, §10-105(B):

- (1) Is the building or structure of such architectural or historical interest that its moving, removing, capsulating or razing would be to the detriment of the public interest?
- (2) Is the building or structure of such interest that it could be made into a historic house?
- (3) Is the building or structure of such old and unusual or uncommon design, texture and material that it could not be reproduced or be reproduced only with great difficulty?

- (4) Would retention of the building or structure help preserve the memorial character of the George Washington Memorial Parkway?
- (5) Would retention of the building or structure help preserve and protect an historic place or area of historic interest in the city?
- (6) Would retention of the building or structure promote the general welfare by maintaining and increasing real estate values, generating business, creating new positions, attracting tourists, students, writers, historians, artists and artisans, attracting new residents, encouraging study and interest in American history, stimulating interest and study in architecture and design, educating citizens in American culture and heritage, and making the city a more attractive and desirable place in which to live?

In the opinion of Staff, none of the criteria for demolition are met and the Permit to Demolish should be granted. The reconfiguration of window and door openings is minimal in scale, does not remove any portion of the building containing character defining features of uncommon design or historic merit, and does not compromise the integrity of this mid-20<sup>th</sup> century building.

### Alterations

#### *Fence*

The applicant wishes to fence in a majority of the western side of the property in order to enclose a playground area for the children attending the American Day School. Staff supports the construction of the 6 foot high, solid fence in its proposed location, set back twenty-three feet from the front property line, as there are no front yard setback requirements in the CSL zone and the fence is located within the property line. In regards to material, Staff can support a wood fence or a solid, millable and paintable material such as fiber-cement or PVC, but no vinyl or hollow composite is permitted by the *Design Guidelines*.

#### *Awnings*

The applicant is proposing one new awning and the replacement of the fabric on the two existing awnings. The proposed awning will match the existing awning and all three will be covered in a black, Sunbrella fabric so that there is a consistent appearance along the front and side of the building. These awnings meet the requirements outlined in the *Design Guidelines* for size, design, and materials. Additionally, the proposed awnings do not detract from the current style of the building, but add visual interest to the otherwise plain façades. Staff recommends a condition of approval specifying that the awning is anchored to the masonry building through the mortar joints.

There is no proposed signage for the three awnings.

#### *Window Replacement*

The application includes replacement of four windows, three of which are currently covered in metal. Uncovering the three windows will greatly improve this building and the public view along this block of Oronoco. The specification sheet submitted for the four window replacements lists fixed aluminum storefront windows. Staff supports the use of this

contemporary window type in a modern commercial building and the design will be compatible with the existing and proposed storefront doors.

*Door Replacement*

Staff supports the replacement of the existing hollow metal flush door on the rear elevation as it is a commercial building and an in-kind replacement. All of the hollow metal flush doors should be painted to match the exterior wall surface so that they are less visually obtrusive.

*Relocation of Electrical/Gas Meters*

While Staff would prefer for the electric and gas meters to be located on the interior of the building and that they be remote reading, the applicant has chosen the least visually prominent façade (south) for the relocation and Staff can, therefore, support the relocation.

*Relocation of HVAC Unit*

The HVAC unit and line is currently located at the front of the building, directly on the northeast corner of the roof. BAR Staff did not approve the current location of the unit and applauds the applicant on their decision to relocate the HVAC unit on the roof from the north to the south of the building. However, due to the narrow width of the building, Staff believes that the unit may still be visible from some locations and may, therefore, require screening. Staff, therefore, recommends that the Board approve a waiver of rooftop screening, with the condition that Staff work with the applicant in the field to place it in the least visible location.

**STAFF:**

Courtney Lankford, Historic Preservation Planner, Planning & Zoning  
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

#### **IV. CITY DEPARTMENT COMMENTS:**

Legend: C – Code Requirement R – Recommendation

S – Suggestion  
F- Finding

##### Code Administration:

F-1 The review provided by Code Administration has been performed as a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Thomas Sciulli, Plan Review Supervisor at [thomas.sciulli@alexandriava.gov](mailto:thomas.sciulli@alexandriava.gov) or 703-746-4190. (Code)

C-1 Building and trades permits are required for this project. Six sets of *construction documents* sealed by a *Registered Design Professional* that fully detail the construction as well as layout and schematics of the mechanical, electrical, and plumbing systems shall accompany the permit application(s)

##### Transportation and Environmental Services (T & ES)

##### *Demolition*

#### **RECOMMENDATIONS:**

R1. The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)

#### **CODE REQUIREMENTS:**

C-1 Any work within or from the right-of-way requires a separate permit from T&ES. (Sec. 5-3-61) (T&ES)

##### *Alterations*

#### **FINDINGS:**

F1. An approved grading plan may be required at the time of building permit application per City Code Section 5-6-224 (d). Insufficient information has been provided to make that determination at this time. Questions regarding the processing of grading plans should be directed to the T&ES Site Plan Coordinator at (703) 746-4064. Memorandum to Industry No. 02-08 was issued on April 28, 2008 and can be viewed online via the following link. <http://alexandriava.gov/uploadedFiles/tes/info/gradingPlanRequirements.pdf>

#### **RECOMMENDATIONS**

R1. The building permit plans shall comply with requirements of City Code Section 5-6-224 regarding the location of downspouts, foundation drains and sump pumps. Refer to Memorandum to Industry dated June 18, 2004. [Memorandum is available online at the City web site under Transportation\Engineering and Design\Memos to Industry.].



(T&ES)

- R2. Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R3. All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R4. No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- R5. An erosion and sediment control plan must be approved by T&ES prior to any land disturbing activity greater than 2,500 square feet. (T&ES)
- R6. Compliance with the provisions of Article XIII of the City's zoning ordinance for stormwater quality control is required for any land disturbing activity greater than 2,500 square feet. (T&ES)

#### **CITY CODE REQUIREMENTS**

- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)
- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-5 Pay sanitary sewer tap fee prior to release of Grading Plan. (Sec. 5-6-25) (T&ES)
- C-6 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

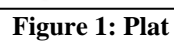






Figure 2: North and East Façade of 1108 Oronoco.



Figure 3: East Façade of 1108 Oronoco.



**Figure 4: North and West Façade of 1108 Oronoco.**



**Figure 5: West Façade of 1108 Oronoco.**



**Figure 6: South Façade of 1108 Oronoco.**

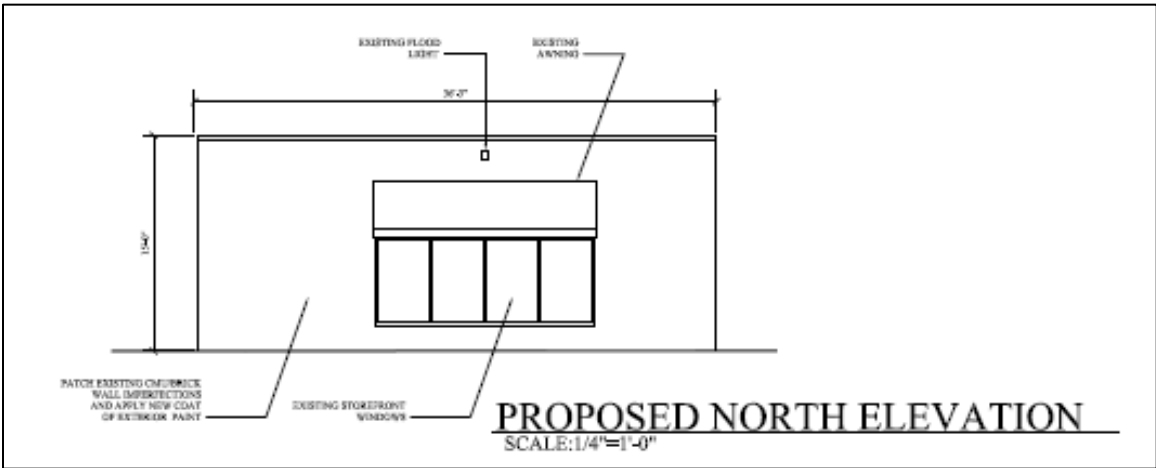


Figure 7: Proposed North Elevation.

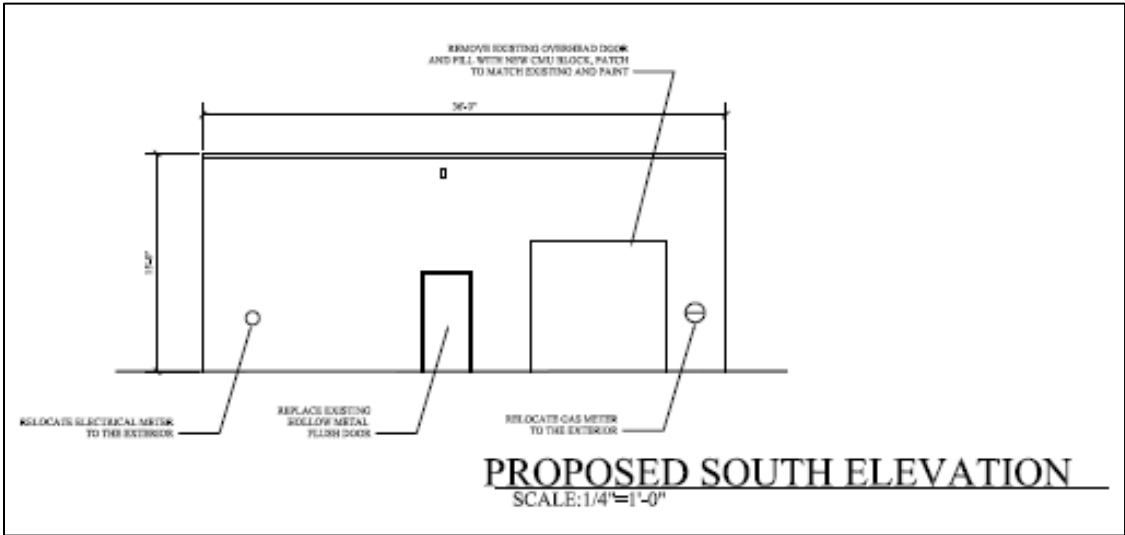


Figure 8: Proposed South Elevation.

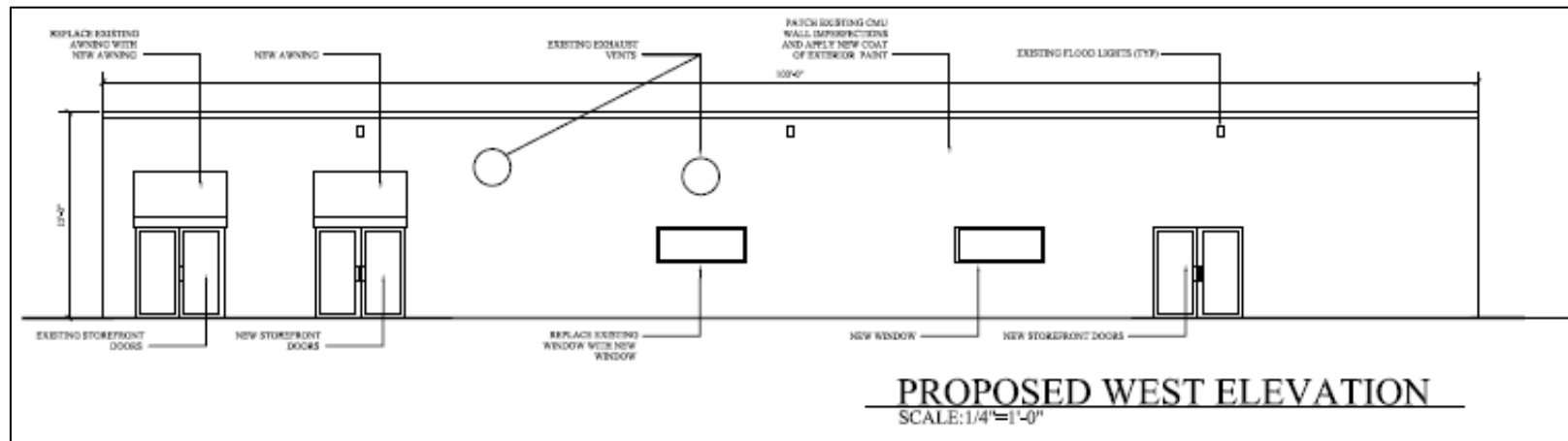


Figure 9: Proposed West Elevation.

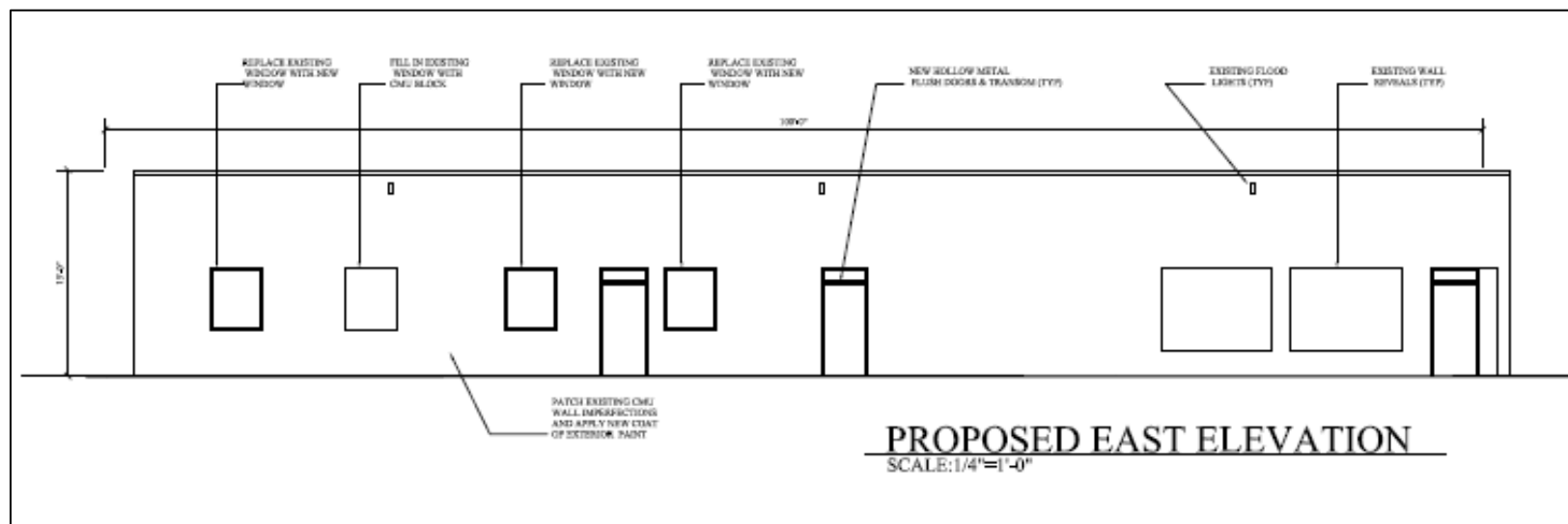


Figure 10: Proposed East Elevation.